

ASILOMAR STATE BEACH AND CONFERENCE GROUNDS

Administrative Draft General Plan and Final Environmental Impact Report



June 2004

Prepared for
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Prepared by

ESA | Environmental
Science
Associates



ASILOMAR STATE BEACH AND CONFERENCE GROUNDS

Administrative Draft General Plan and Final Environmental Impact Report

SCH# 2003101091

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CHAPTER 1

INTRODUCTION

PURPOSE OF THE FINAL ENVIRONMENTAL IMPACT REPORT

This report has been prepared to accompany the Preliminary General Plan and Draft Environmental Impact Report (DEIR) for the California Department of Parks and Recreation (DPR) Asilomar State Beach and Conference Grounds. The Preliminary General Plan provides goals and guidelines that direct the park's future development while preserving its environmental integrity. The DEIR provides a program-level analysis of the potential environmental impacts associated with the Preliminary General Plan. Since the goals and guidelines provide direction to future projects on how to avoid or minimize potential impacts, the General Plan is a self-mitigating document. This document responds to the comments received on the DEIR and makes revisions to the DEIR, as necessary, in response to those comments. Together with the DEIR, this document (Asilomar State Beach and Conference Grounds Administrative Draft General Plan and Final Environmental Impact Report) constitutes the Final Environmental Impact Report (FEIR) for the project.

The FEIR is an informational document prepared by the lead agency (DPR) that must be considered by decision-makers before approving or denying a proposed project. This document has been prepared pursuant California Environmental Quality Act (CEQA) Guidelines (Section 15132) which specify the following:

The FEIR shall consist of:

- (a) The DEIR or a revision of the draft.
- (b) Comments and recommendations received on the DEIR either verbatim or in summary.
- (c) A list of persons, organizations, and public agencies commenting on the DEIR.
- (d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- (e) Any other information added by the Lead Agency.

ENVIRONMENTAL REVIEW PROCESS

DPR released the Asilomar State Beach and Conference Grounds Preliminary General Plan and Draft EIR (DEIR) for public review in January, 2004. It was received by the State Clearinghouse (No. 2003101091) on January 23, 2004. The public review and comment period on the DEIR began on January 23, 2004 and closed March 8, 2004. Following EIR certification, the Department may proceed with consideration of project development and approval actions.

CHAPTER 2

COMMENT LETTERS AND RESPONSES TO COMMENT LETTERS

This chapter provides a complete copy of the written comments received on the Preliminary General Plan and Draft Environmental Impact Report for Asilomar State Beach and Conference Grounds (DEIR), and presents responses to significant environmental issues raised in the comments, as required by CEQA Guidelines §15132, as well as comments pertaining to the Preliminary General Plan. The Comments section of this chapter focuses on written comments received on the DEIR. Each letter is reproduced in its entirety. Letters postmarked within the CEQA comment period are labeled numerically, and correspond to Tables 2-1. The responses to these comments are also labeled numerically and follow each letter. Letters postmarked after the close of CEQA comment period are labeled alphabetically, and correspond to Tables 2-2. The agency consideration of these comment letters are also labeled alphabetically and follow each letter.

GENERAL RESPONSE TO COMMENTERS

The General Plan serves as a first tier Environmental Impact Report as defined in Section 15166 of the California Environmental Quality Act (CEQA) Guidelines. The analysis of broad potential environmental impacts will provide the basis for future second level environmental review, which will provide more detailed information and analysis for site-specific developments and projects. This General Plan is a broad policy document that sets the direction and provides a vision for the park's management and development. General plans provide general direction for the park while avoiding specific details that could change before a project could be funded and implemented. The purpose of the plan is to provide a framework for the park's development, on-going management, and public use. The goals and guidelines presented in the General Plan are designed to guide resource stewardship, facility development and interpretation, and future land use management for the park. For further discussion, please refer to the DEIR, page 1-1, Purpose of this General Plan.

COMMENT LETTERS POSTMARKED ON OR BEFORE MARCH 8, 2004 DURING THE CEQA COMMENT PERIOD AND RESPONSES TO THOSE COMMENTS

The agencies, organizations, and individuals listed in Table 2-1 provided written comments on the Asilomar State Beach and Conference Grounds Preliminary General Plan and Draft EIR. This section contains copies of comments received during the comment period and responses to those comments.

Each comment is numbered in the margin of the comment letter, and the responses to all of the comments in a particular letter follow. The comments are referenced numerically by comment letter and comment number. A brief summary of the issue(s) raised in each comment precedes each response in order to provide context. The comment summary is not intended to be comprehensive; all comments on the content and adequacy of the DEIR are responded to in full.

Where a response results in a change to the text of the DEIR, a reference is made to final section of this report: EIR Text Revisions and Staff Directed Text Changes.

As stated in CEQA Guidelines, Article 13, Section 15204, "CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenter. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR."

TABLE 2-1
LIST OF ASILOMAR STATE BEACH AND CONFERENCE GROUNDS PRELIMINARY GENERAL PLAN AND DRAFT EIR COMMENTERS

Comment Letter Number	Commenter	Affiliation	Location	Date Received	Comment Topics	Number of Comments
1	John W. Fisher	not applicable	Pacific Grove, California	February 19, 2004	General, Recreation, Operations, Accessibility and Transportation	6
2	Tedi Dunn	not applicable	San Geronimo, California	March 4, 2004	Facilities, Operations and Transportation	7
3	Patrica Herrgott	not applicable	Pacific Grove, California	March 8, 2004	Facilities and Accessibility	5
4	Maryanne Spradling	not applicable	Pacific Grove, California	March 8, 2004	Transportation	1

Mr. Terry Lee, ASLA
 Central Service Center
 Department of Parks and Recreation
 21 Lower Ragsdale Drive
 Monterey, CA 93940

Received

FEB 19 2004

Central Service Center

Subject: Asilomar State Beach and Conference Grounds Preliminary General Plan

Dear Mr. Lee,

I have read the Plan and, in general, wholeheartedly agree with the concept to return Asilomar to the look and feel of the 1920's. As always, the devil is in the details.

My comments are few and I assume others will speak of their concerns as well. The final plan, we all can hope, will result in an historically protected, environmentally sensitive and resource managed property.

- | | |
|---|---|
| <p>p. 3-2 Unit Vision: Asilomar was once a low cost conference center for the citizens of California. Then it became an affordable conference center. The word "affordable" means different incomes to different people. The Fort Ord Reuse Authority just went through this discussion and ended with five levels, including two for local working incomes. My concern revolves around the question of "Who will be able to afford to attend conferences at Asilomar?"</p> | 1 |
| <p>p. 3-23 Rec-8: Does not include coordination with on-site disability shuttle service routes.</p> | 2 |
| <p>p. 3-24 Ops-1: As noted in the mid-1990's plan discussions, I assume this means the removal of unneeded out-buildings, including the State Park office (see Ops-3). This removal would allow for an increase in the forested area.</p> | 3 |
| <p>p. 3-28 Accessibility: Speaks about building accessibility, but no mention as to how disabled visitors are to reach conference buildings.</p> | |
| <p>p. 3-28 Accessibility Goals: Where is a proposed facilities map showing building additions and closures with final roads, paths, trails and routes of travel with ADA parking?</p> | 4 |
| <p>p. 3-29 Traffic and Circulation: Tra-4 mentions an evaluation of the employee shuttle service, but no mention of the disabled shuttle service.</p> | 5 |
| <p>p. 3-30 Tra-5: What does the wording "to consider" mean? A lot of wiggle room, it seems to me.</p> | 6 |

I await your responses during the review process.

Respectively,

A handwritten signature in cursive script that reads "John W. Fischer". The signature is written in black ink and is positioned above the printed contact information.

John W. Fischer
230 Grove Acre, #313
Pacific Grove, CA 93950
831-655-3609

1 JOHN W. FISHER, PACIFIC GROVE, CA. FEBRUARY 19, 2004

Thank you for your comments on the Asilomar State Beach and Conference Grounds Preliminary General Plan and Draft Environmental Impact Report (DEIR). Please refer to General Responses to Commenters at the beginning of this chapter for additional information on the DEIR.

- 1-1 Mr. Fischer expressed a concern about the affordability for future visitors of attending conferences at Asilomar. The comment is noted. Many of the proposed facility changes (such as development of a new administration and registration facility) are intended to be designed to improve the efficiency of the concessionaire's operations. The future operating cost savings may, over the long term, lower costs to park visitors and ensure the park's sustainability. Guidelines OPS-15 (DEIR, page 3-27) and OPS-16 (DEIR, page 3-27) also affirm DPR's commitment to ensure the concessionaire's economic viability is considered in future park management decision-making. Guideline OPS-18 (DEIR, pages 3-27 and 3-28) recognizes the importance of "directing revenue from park-related economic uses specifically to park improvements and maintenance."
- 1-2 Mr. Fischer raised the concern that the recreation guideline REC-8 (DEIR, page 3-28) for future recreation access and opportunities does not explicitly acknowledge the need for coordination with on-site disability shuttle service routes. The comment is noted. It is a stated accessibility goal of the Plan (DEIR, page 3-28) to "provide universal access to park facilities such as buildings, restrooms, trails, parking, and routes of travel where feasible without harming or impacting the parks natural and cultural resources." The associated guidelines ACC-1 (DEIR, page 3-28), ACC-2 (DEIR, page 3-29) and ACC-3 (DEIR, page 3-29) specify future building and facility design requirements for the park to improve park accessibility. Coordination with on-site disability shuttle service routes would be an approach for DPR consideration in future planning for park accessibility improvements. DPR is currently in the process of a detailed conditions inventory, needs assessment, and planning process to improve accessibility at Asilomar State Beach and Conference Grounds. Completion of DPR's accessibility analysis is currently expected to occur in late 2004 or early 2005. Results from this analysis will subsequently be made available for public review.
- 1-3 Mr. Fisher comments that implementation of Guidelines OPS-1 (DEIR, page 3-24) and OPS-3 (DEIR, page 3-25) could result in the removal of the State Park Office and increase in the forested area. The comment is noted. Further park management decision making and environmental

review will be required before future implementation of site specific decisions such as removal of the State Park Offices. As stated in OPS-1 (DEIR, page 3-24), an intended goal of the Operations and Facilities guidelines is to enhance Asilomar State Beach and Conference Grounds' natural and cultural resources by reducing the park's developed footprint and removing unnecessary facilities when feasible.

- 1-4 Mr. Fischer requests additional information detailing specific accessibility enhancements for the park. The comment is noted. As discussed in the response to Comment 1-2, the Plan's accessibility goal (DEIR, page 3-28) and accessibility guidelines (pages 3-28 and 3-29) state DPR's future commitment to improve future park accessibility. As also discussed in the response to Comment 1-2, completion of DPR's on-going accessibility analysis is currently expected to occur in late 2004 or early 2005. Results from this analysis will subsequently be made available for public review.
- 1-5 Mr. Fischer comments on the absence of a proposed evaluation of a disabled shuttle service as part of the Traffic and Circulation Guideline TR-4. The comment is noted. As discussed in the response to Comment 1-2, the Plan's accessibility goal (DEIR, page 3-28) and accessibility guidelines (DEIR, pages 3-28 and 3-29) state DPR's future commitment to improve future park accessibility. Furthermore, completion of DPR's on-going accessibility analysis is currently expected to occur in late 2004 or early 2005 and the results from this analysis will subsequently be made available for public review.
- 1-6 Mr. Fischer requests further clarification of the use of the wording "to consider" in Guideline TRA-5. As stated in the discussion of the General Plan Management Guidelines, Resource Protection Management Zone and the Environmental Analysis Approach (DEIR, pages ES-3 to ES-4) one of the purposes of the management guidelines is to "provide specific direction for future park management by specifying management actions or resource standards for interpreting and/or achieving the park's management goals."

TEDI DUNN
P.O. Box 531
San Geronimo, CA 94963
415 / 488-0531

Terry Lee, ASLA
Central Service Center
D of Parks & Rec
21 Lower Ragsdale Drive
Monterey, CA 93940

March 4, 2004

Dear Mr. Lee:

Public Comments on the Asilomar State Beach
and Conference Grounds General Plan

As a longtime visitor to Asilomar, I take the invitation to give user input seriously and thus reviewed the proposed plan during my current visit to the Monterey Peninsula – alas with no more legible technology than my pen! Please bear with my printing. My expertise includes: attending public employer-sponsored trainings starting in the 1960s; participant and staff at private conferences; and leisure guest with my family at least once a year.

Phoebe A Hearst Social Hall. My main concern in all the relocation proposals is how the Hall will be used. As the heart of historic Asilomar, it should continue to be open at all times to all visitors and not available for reserved activities. Perhaps its use would be enhanced by some reorganization into 1) quiet reading and writing area (with view and light windows) and 2) a noisy activity area for ping pong (?) and pool. The gift shop doesn't require a prime view space so I recommend relocating it. A café with quality coffee drinks would be better suited for that area or part of it. I'd like to see additional conversational groupings of furniture near the fireplace. Also move the telephones to a less trafficked area.

1

Relocation of visitor Registration to Existing Corp Yard/Sea Galaxy areas sounds good as described in TRA 1-3. I heartily endorse TRA 8 and 9 for increased underground parking in several locales. Removing Asilomar Avenue parking and increased visibility of parking structure near Sunset will mean non-guest attempted usage. So plan and build for this, using public fees to recoup costs attached to increased security and monitors as well as expanding shuttle service to transport guest luggage and infirm guests themselves.

2

Moving Corporation yards and operations to Forest Lodge will no doubt concern residents of Sinex & Crocker neighborhoods. When I stayed near the yard I did not find their activities a problem. I suspect employee activities (except for parking) are less obnoxious and easier to regulate than are those of transient visitors.

3

TRA 9 – yes these areas need buffering (S&S) but nothing can help TIDE Inn/Pirates Den in its location. Is it too radical to relocate this historic building? With its thin walls and high traffic locale (pedestrian, parking as well as vehicle transport) it's the least desirable sleeping area. With it moved, the parking lot could become a two level subterranean garage. Perhaps if the Den could sit atop a new parking near Longview.

4

Terry Lee page 2

Effect on Staff. Keeping staff content should be heavily weighted in decision making. The long term staff I have encountered over the years are a vital part of the Asilomar ambiance – from dining room to housekeeping to grounds keepers.

- 1) TRA 4 would remove employee parking (where? To neighborhoods, oh no!). Why not build enough parking for them, too, (near Longview.)
- 2) Housekeeping does have a prime locale but moving them next to surrounding neighbors may be objectionable to the latter if laundry is still done on site. How about expanding operations to this site and upgrading the lounge areas for all staff there? This down-hill site could handle two stories without being an eyesore. Working in Forest Lodge area could be depressing with all the darkness there.

Restrooms on the Beach

Yes, do it and build for surfer use as well.

Funding.

As a taxpayer (and native Californian) I am concerned with the expansion suggested in areas of the report. I would hold to the existing room capacity for guests (317 I believe). The reconfiguration of facilities may take up more open space but I see no value in taking more land off the tax rolls. There is a lot of preserved open space in California and MP. Asilomar should stay with its mission as a conference facility and open beach in an urban area. There will be a lot of costly work just to maintain the current grounds – don't add more.

I look forward to learning the outcome of this proposal. Please keep me on a mailing-list for updates. If I can be of assistance as a long time user of Asilomar please call on me.

Sincerely,

(Ms) Tedi Dunn, MSW, MPH

2 TEDI DUNN, SAN GERONIMO, CA. MARCH 4, 2004

Thank you for your comments on the Asilomar State Beach and Conference Grounds Preliminary General Plan and Draft Environmental Impact Report (DEIR). Please refer to General Responses to Commenters at the beginning of this chapter for additional information on the DEIR.

- 2-1 Tedi Dunn provides recommendations for future of use and layout of the Phoebe A. Hearst Social Hall after relocation of the visitor registration operations. The comments are noted and should be considered during site-specific planning. Recreation guideline REC-4 (DEIR, page 3-23) provides general management guidance for future use of the Phoebe A. Hearst Social Hall. However, this is a programmatic level plan and due to possible changes in future visitor needs, more specific planning and decision making for facility use will be conducted by park management during implementation of the General Plan.
- 2-2 Ms. Dunn's opinions about aspects of Transportation and Circulation guidelines are noted. As noted in the General Responses to Commenters previously on page 2-1, additional analysis will be performed for site-specific developments and projects.
- 2-3 Ms. Dunn's opinions about aspects of Transportation and Circulation guidelines are noted. Mitigation Measure Noi-2 (DEIR, page 4-47) details specific implementation recommendations for reducing future noise impacts associated with the Plan. Similarly, Mitigation Measures Air-2 and Tra-1 recommend implementation measures to reduce potential air quality and transportation impacts that might be associated with the General Plan.
- 2-4 The commenter suggests relocation of the historic Pirate's Den building to improve its suitability as a lodging facility. The comment is noted. As future development planning proceeds, building may be assessed to determine their compatibility with their current uses. Relocation of any historic buildings such as Pirate's Den is unlikely as the General Plan's cultural resources goal (DEIR, page 3-19) is to preserve, enhance and restore the existing Asilomar Conference Grounds Historic Landscape including its historic buildings and structures. As a result, Guidelines CUL-1 (DEIR, page 3-19), CUL-3 (DEIR, page 3-20) and CUL-4 (DEIR, page 3-20) specifically direct future management to avoid actions such as relocation of historic buildings when possible since these actions will alter the park's historic landscape.

- 2-5 Tedi Dunn recommends several facility changes to improve the employee working environment. Ms. Dunn's suggestions are noted. Guideline OPS-16 (DEIR, page 3-27) recommends facility development and operational changes to "increase the concession operator's efficiency and profitability" and may be expected to have a beneficial impact on the employee's work environment by enhancing the concessionaire's ability to increase employee wages and benefits and/or improve their working conditions. One of the General Plan's Transportation Goal (DEIR, page 3-30) is "to relocate and redevelop parking to accommodate existing parking needs more effectively." This goal's associated Guidelines TRA-8 (DEIR, page 3-30) and TRA-9 (DEIR, page 3-30) are directly related to the Ms. Dunn's comment and are intended to include employee parking as part of the Asilomar's current parking needs. Consideration of off-site employee parking should also further the General Plan's traffic and circulation goal (DEIR, page 3-29) to reduce vehicle use within the park.
- 2-6 Ms. Dunn states her support for development of restroom facilities at Asilomar State Beach and Conference Grounds and recommends that the facilities should also be designed for surfer use. The comment is noted and should be considered during site-specific planning. The Guideline OPS-14 (DEIR, page 3-26) proposes future consideration of the development of public rest room facilities for beach users in partnership with the City of Pacific Grove that are also compatible with DPR's natural resource protection and enhancement goals.
- 2-7 Ms. Dunn recommends maintaining existing lodging capacity and not increasing the park's size. Guidelines OPS-1 (DEIR, page 3-24) and OPS-9 (DEIR, page 3-26) state DPR's intention to reduce the park's developed footprint when feasible and to maintain lodging capacity in the future to current levels. These guidelines should ensure that there is a future increase in open space within the park. Guideline EXP-1 (DEIR, page 3-47) recommends consideration of future land acquisition only if nearby properties become available and with the goal of enhancing "park resource values, improve operational efficiency or provide significant public benefit in terms of recreational opportunities or resource preservation."

Received

MAR 8 2004

Central Service Center

Pat Herrgott
211 Crocker Avenue
Pacific Grove, CA 93950

March 4, 2004

Mr. Terry Lee, ASLA
Central Service Center
Department of Parks and Recreation
21 Lower Ragsdale Drive
Monterey, CA 93940

Subject: Asilomar State Beach and Conference Grounds Preliminary General Plan and Draft Environmental Impact Report. - January 2004

Dear Sir,

It's been more than 10 years since a General Plan up-date at Asilomar was first discussed. There have been many positive changes at Asilomar. Delaware North Parks Service has opened the Conference Center to local participation in events. State Parks needs to catch up with the concessionaire.

My main interest is that the park and Conference Center trails, meeting rooms and scenic areas are accessible to everyone.

Chapter I - Figure 1-3

There is no map or layout that shows the existing buildings. In figure 1-3, buildings are identified as "Sea Galaxy Groups" or "Long View Areas."

I use the building names as signposts. Where is the Fred Farr Forum? What happened to Evergreen and Oak Shelter? Hilltop and Tides Inn were extensively remodeled in 1990/1991 and large Indian Middens were found under one or both buildings. I remember the job had to be stopped to call in archaeological experts to map and preserve the middens.

I don't see Pinecrest on any map. Isn't it a National Historic Landmark?

I don't want to see any buildings moved or destroyed. It's important to have a map that's a complete chart of all the buildings at Asilomar.

Water Quality - Wastewater System - Page 2-6

It should be a top priority to replace or repair the sanitary system.

Accessibility - Page 2-46

The deficiencies in this section are only a small part of the accessibility problems at Asilomar. The bathrooms in Oak Shelter are in violation of ADA and Title 24. The large public bathrooms opposite Oak Shelter are not accessible. There are new toilets installed, none of which meet ADA standards. The Fireside Complex has such poor signage, it's very difficult to find your way.

Planning and Influences - Page 2-54, 55

I urge you to adopt the guidelines and attitude in the "California State Parks Access to Parks Guidelines."

Accessibility - Page 3-28

As a disabled person living near Asilomar, this is the most important section of the General Plan. If I can't get into the park, meetings rooms, dining hall etc., I'm unable to participate or enjoy the park. This is illegal and has been the condition at Asilomar for years.

I've been told that there is a plan in its third phase to implement ADA laws in the park.

Stephanie Price tells me it's not ready for public view.

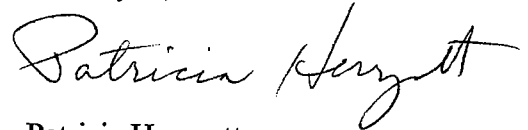
Over the years my civil rights to enjoy meetings and being at the Crocker Dining Hall have been violated due to accessibility problems. I can't find a bathroom I can use. The paths are unlighted and poorly designed. For a person with a disability, it's impossible to navigate without help.

In early 2003 I attended a City of Pacific Grove meeting in Oak Shelter. I had a very embarrassing experience using the bathroom. See pictures attached.

Please contact me with information on accessibility. How do you accommodate disabled persons in the current facilities?

Please let me know where and when I can see the ADA plans for Asilomar.

Thank you,



Patricia Herrgott

3 PAT HERRGOTT, PACIFIC GROVE, CA. MARCH 8, 2004

Thank you for your comments on the Asilomar State Beach and Conference Grounds Preliminary General Plan and Draft Environmental Impact Report (DEIR). Please refer to General Responses to Commenters at the beginning of this chapter for additional information on the DEIR.

- 3-1 The commenter notes that Figure 1-3 (DEIR, page 1-4) does not identify all the existing buildings at Asilomar and expresses confusion regarding the building names used. The comment is noted. Figure 1-3 is intended to provide sufficient location and facility use information to understand the proposed facility changes proposed by the General Plan and is not intended to provide a full inventory of the park's 49 buildings. A full list of the historic district buildings is presented in Table 2-4 (DEIR, page 2-35).

The commenter also states an opinion that no buildings should be moved or destroyed. The comment is noted. Under Guideline OPS-1 (DEIR, page 3-24), buildings and infrastructure that are no longer needed may be removed by future park management "to enhance Asilomar's cultural and natural values by minimizing visual intrusions and forest fragmentation, and restoring, when possible, the historic landscape." Furthermore, Guideline CUL-1 (DEIR, page 3-19) specifically provides management direction to support the General Plan's historic resource goal to preserve, enhance and restore the park's historic buildings and structures.

- 3-2 The commenter expresses the opinion that replacement or repair of Asilomar State Beach and Conference Grounds' sanitary system should be a top priority. The comment is noted. Guidelines HYD-1 (DEIR, page 3-10) and HYD-2 (DEIR, page 3-10) provide specific direction for park management addressing the potential future source of pollution posed by the aging sewage system.
- 3-3 Pat Herrgott identifies several other existing accessibility deficiencies at Asilomar. The comment is noted. As discussed in the response to Comment 1-2 of this document (page 2-6), the General Plan specifies Accessibility goals, guidelines and currently is conducting a park accessibility analysis to improve park accessibility.
- 3-4 The commenter expresses the opinion that the DPR should formally adopt the California State Parks Access to Parks Guidelines. The comment is noted. The General Plan recognizes the California State Parks Access to Parks Guidelines as one of the system-wide planning influences (DEIR, page 2-55) for planning decisions at the park. It is a stated accessibility goal of the General Plan (DEIR, page 3-28) to "provide universal access to

park facilities such as buildings, restrooms, trails, parking, and routes of travel where feasible without harming or impacting the park's natural and cultural resources." The associated guidelines ACC-1 (DEIR, page 3-28), ACC-2 (DEIR, page 3-29) and ACC-3 (DEIR, page 3-29) specify future building and facility design requirements for the park to improve park accessibility that will be used during subsequent park level planning.

In addition, DPR in the process of a detailed condition inventory, needs assessment, and planning process to improve accessibility at Asilomar State Beach and Conference Grounds. Completion of DPR's accessibility analysis is currently expected to occur in late 2004 or early 2005. Results from this analysis will subsequently be made available for public review.

- 3-5 Pat Herrgott provides additional information and opinions on the accessibility deficiencies currently existing at Asilomar. The comments are noted. As stated in the response to Comment 3-4 above, the General Plan specifies Accessibility goals, guidelines and currently is conducting a park accessibility analysis to improve park accessibility. In addition, guidelines REC-7 (DEIR, page 3-23), REC-8 (DEIR, page 3-23), REC-9 (DEIR, page 3-24), REC-11 (DEIR, page 3-24) and TRA-8 (DEIR, page 3-30) recommend management provisions to address park accessibility issues.

HAND - DELIVERED
3-8-04

4

March 6, 2004

Mr. Terry Lee, ASLA
Central Service Center
Department of Parks and Recreation
21 Lower Ragsdale Drive
Monterey, CA 93940

Dear Mr. Lee:

My family and I live on Asilomar Ave. just north of the Asilomar Conference Grounds. We have always found Asilomar as a good neighbor, have enjoyed hundreds of strolls through the grounds and have enjoyed Julia Morgan's remarkable architecture.

I have reviewed parts of the General Plan (it's big) and have the following comments in reference to Traffic and Circulation, Item TRA-2, page 3-29.

I am not in favor of adding an alternate northern vehicle entry.

- 1) I believe that it would result in additional traffic heading north on Asilomar. Currently, when vehicles depart from Asilomar (at Sinex), cars either go straight up Sinex or turn right towards Hwy 68.
- 2) I believe that this could result in congestion, due to the several inns that also have vehicle entrances across the street.
- 3) Since Asilomar has no sidewalks and people must walk along the side of the street, the fewer cars and major entrance ways upon Asilomar Ave., the better for safety.

1

I believe the objectives to keep the "historic core" could be attained without this additional northern entrance. Thank you for seriously considering these issues.

Sincerely,


Maryanne Spradling

Received

MAR 8 - 2004

Central Service Center

4 MARYANNE SPRADLING, PACIFIC GROVE, CA. MARCH 8, 2004

Thank you for your comments on the Asilomar State Beach and Conference Grounds Preliminary General Plan and Draft Environmental Impact Report (DEIR). Please refer to General Responses to Commenters at the beginning of this chapter for additional information on the DEIR.

- 4-1 The commenter's opinions about Guideline TRA-2 (DEIR, page 3-29) are noted. Impacts Tra-1 (DEIR, pages 4-50 to 4-51) and Tra-2 (DEIR, page 4-52) acknowledge potential impacts associated with possible changes to site access. The General Plan also identifies Mitigation measures Tra-1 (DEIR, pages 4-51 to 4-52) and Tra-2 (DEIR, pages 4-52 to 4-53) recommending project-level evaluations if and when changes to site access are proposed. In addition, re-opening of the northern entrance to Asilomar Grounds would also support the General Plan's Transportation Goals (DEIR, pages 3-29 and 3-30) to reduce non-essential vehicle use within the historic core and improve pedestrian circulation and access. In addition, reopening of the northern entrance would support the General Plan's Emergency and Public Services Goal (DEIR, page 3-31) for improve public safety by providing improve emergency access for fire or medical emergency within the park.

COMMENT LETTERS POSTMARKED AFTER MARCH 8' 2004 FOLLOWING THE CLOSE OF THE CEQA COMMENT PERIOD AND CONSIDERATION OF THOSE COMMENTS

This section contains copies of comments received by DPR that were postmarked after the close of the comment period and the agency consideration of those comments. The agencies listed in Table 2-2 provided written comments on the Asilomar State Beach and Conference Grounds Preliminary General Plan and Draft EIR that were postmarked following the close of the comment period. A brief summary of the issue(s) raised in each comment precedes each response in order to provide context. The comment summary is not intended to be comprehensive; all comments on the content and adequacy of the DEIR are responded to in full.

TABLE 2-2
LIST OF ASILOMAR STATE BEACH AND CONFERENCE GROUNDS PRELIMINARY GENERAL PLAN AND DRAFT EIR COMMENTERS
POSTMARKED FOLLOWING THE CLOSE OF THE PUBLIC COMMENT PERIOD

Comment Letter Number	Commenter	Affiliation	Location	Date Received	Comment Topics	Number of Comments
A	Mike Galizio, District 5 Development Review Branch	California Department of Transportation	San Luis Obispo, California	March 10, 2004	Transportation	2
B	Jon Biggs, Community Development Director	City of Pacific Grove	Pacific Grove, California	March 18, 2004	Natural Resources, Transportation, Land Use	9
C	Mike Watson, Coastal Planner	California Coastal Commission	Santa Cruz, California	April 29, 2004	Natural Resources, Land Use	5

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
 SAN LUIS OBISPO, CA 93401-5415
 PHONE (805) 549-3111
 FAX (805) 549-3329
 TDD (805) 549-3259
<http://www.dot.gov/dist05>



Received

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MAR 10 2004

Central Service Center

March 8, 2004

MON-068-00.00
 SCH# 2003101091

Terry Lee
 Department of Parks and Recreation
 21 Lower Ragsdale Drive
 Monterey, CA 93940

SUBJECT: Asilomar State Beach and Conference Grounds Draft EIR

Dear Mr. Lee:

The California Department of Transportation (Department) District 5 has reviewed the Draft Program Environmental Impact Report (EIR) for the Asilomar State Beach and Conference Grounds General Plan. The project site is located on the Monterey Peninsula westerly of the City of Pacific Grove. The Program EIR addresses the future development of facilities and management plans for this state facility, subject to future project-specific analysis. District 5 staff offers the following comments for your consideration:

- 1) Our Department is statutorily responsible for the planning, design, construction, maintenance, and operation of the State highway system pursuant to the California Government Code and the California Streets and Highway Code. Therefore, the second paragraph in Mitigation Measure Tra-1 should be revised as follows: "Concurrent with the planning and development of project level facilities and management plans, conduct a traffic study for the park's components consistent with the requirements of TAMC in consultation with the Department of Transportation, TAMC, and other appropriate jurisdictions." 1
- 2) Regional access to the project site will be provided from Route 68 (Asilomar Avenue/Sunset Drive) via Route 1. Any future work or improvements (e.g. driveway modification, landscaping, signage, etc.) within the Route 68 right of way will require the approval of an encroachment permit from District 5. This encroachment permit requirement should be identified in the Park General Plan. If you have any questions regarding the encroachment permit process, please contact our Permits Office at (805) 549-3206 or visit the following website: www.dot.ca.gov/hq/traffops/developerserv/permits/ 2

Asilomar State Beach and Conference Grounds Draft EIR
State Parks and Recreation Letter – March 8, 2004
Page 2

The District 5 Development Review Branch would like to receive a copy of the responses to our comments and/or the Final EIR document. In addition, we would like to request a copy of any subsequent hearing notices and reports on this project. If you have any questions, you may call me at (805) 542-4751.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Galizio".

Mike Galizio
District 5 Development Review Branch

cc: Dave Murray, District 5 Planning; Roger Barnes, District 5 Traffic Operations,
Steve Senet, District 5 Permits

A MIKE GALIZIO, STATE OF CALIFORNIA DEPARTMENT OF
TRANSPORTATION, MARCH 10, 2004

Thank you for your comments on the Asilomar State Beach and Conference Grounds Preliminary General Plan and Draft Environmental Impact Report (DEIR). Please refer to General Responses to Commenters at the beginning of this chapter for additional information on the DEIR.

- A-1 The comment is noted. The General Plan's Guideline OVE-1 (DEIR, page 3-8) specifically directs DPR to work cooperatively and effectively with appropriate agencies such as the State of California Department of Transportation and the Transportation Agency of Monterey County to protect resource values within the park and local area. Furthermore, the General Plan's Traffic and Circulation Impact and Mitigation analysis (DEIR, pages 4-50 to 4-52) recognizes that future project specific planning and environmental compliance will be subject to review by the Transportation Agency for Monterey County and that it and other appropriate agencies should be consulted and their planning requirements considered.
- A-2 Comment noted. As discussed in the comment response to Comment A-1 above, in accordance with OVE-1 (DEIR, page 3-8), DPR will work cooperatively with appropriate agencies such as the State of California Department of Transportation in future project level park planning and environmental compliance.

JON M. BIGGS
COMMUNITY DEVELOPMENT DIRECTOR



CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190
FAX (831) 648-3184

Received

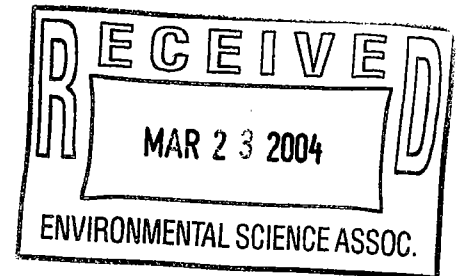
MAR 18 2004

Central Service Center

BUILDING INSPECTION
(831) 648-3183
HOUSING PROGRAMS
(831) 648-3190
PLANNING/ZONING
(831) 648-3190

March 11, 2004

Mr. Terry Lee, ASLA
Central Service Center
Department of Parks and Recreation
21 Lower Ragsdale Drive
Monterey, CA 93940



Dear Mr. Lee,

We appreciate the opportunity to provide input as to the scope and content of the Draft Environmental Report for the Asilomar State Beach and Conference Grounds Preliminary General Plan. The Pacific Grove Land Use Plan of the Local Coastal Program contains a number of recommendations related to the development of a General Plan for the Asilomar State Beach and Conference Grounds. Following is a list of those recommendations for consideration through development of the General Plan and its environmental evaluation:

- Continue with the on-going dune restoration program, including restricting public access, in the northern portion of the Conference Grounds to protect the habitat of rare and endangered dune plants as identified on the Habitat Sensitivity Map (copy enclosed).
- Continue dune stabilization programs on the central and southern dunes, including planting of native vegetation, and direct human recreation to well-defined areas.
- Expansion or replacement of facilities in the sensitive forest—front transition zone adjacent to the sand dunes shall be restricted to the existing building envelopes or shall take place outside of the forest-front zone.
- In cooperation with efforts by the City of Pacific Grove to protect trees and provide replacement plantings for removed trees, the native forest of Asilomar should be maintained through planting of nursery stock grown from site-specific Asilomar stock.
- On state-owned land west of Sunset drive, parking areas should be delineated to reduce habitat damage by vehicles; dunes areas should be monitored and native plants restored and, if necessary, protected with barriers; iceplant allowed to die back where scale infested; and trails designated, with wire fencing installed where necessary to protect habitats.

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- The Majella Slough, on State Property south of Sunset Drive, should be preserved and protected from human intrusion.

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In addition to those recommendations of the Pacific Grove Land Use Plan, the following should also be considered in the environmental evaluation:

- Changes to circulation routes and parking facilities should be evaluated for impacts on surrounding road networks. Any goals, policies, or programs that close or reroute public ways should be evaluated against and made compatible with the goals, policies, and programs of the Pacific Grove General Plan related to the same.
- Evaluate land uses contemplated within the Asilomar State Beach and Conference grounds for their compatibility with adjacent land uses in Pacific Grove.
- Include goals and policies that provide for the preservation and protection of historic structures on Asilomar State Beach and Conference Grounds.
- Develop consistency with the Land Use Chapter of the Pacific Grove General Plan, which designates the Asilomar conference grounds as Open Space Institutional Land (OSI) and provides that the floor area ratio for the site should not exceed 0.2 which should allow for maintenance of existing floor area within buildings at Asilomar.
- Explore with the City of Pacific Grove methods to address erosion occurring on the west side of Sunset Drive that will allow the preservation of the roadway and parking areas in order to protect public access to the coastal zone.

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We look forward to continued coordination and cooperation with the Asilomar State Beach and Conference Grounds during its preparation of the new general plan. Further information regarding the new general plan can be sent to my attention at the following address:

Jon Biggs, Community Development Director
City of Pacific Grove, Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

Please contact me if you need additional information. I can be reached by phone at (831) 648-3190.

Sincerely,



Jon Biggs

Community Development Director

C: City Council
City Manager
Planning Commission

B JON BIGGS, CITY OF PACIFIC GROVE, MARCH 18, 2004

Thank you for your comments on the Asilomar State Beach and Conference Grounds Preliminary General Plan and Draft Environmental Impact Report (DEIR). Please refer to General Responses to Commenters at the beginning of this chapter for additional information on the DEIR.

- B-1 The City of Pacific Grove recommends continuation of the park's dune restoration and stabilization programs and restrictions on public access to protect the habitat for rare and endangered dune plants. This comment is noted. The General Plan Guideline BIO-1 (DEIR, pages 3-12 and 3-13) directs future DPR management to implement a resource management plan specifically for the park's dune resources. In addition, Guidelines BIO-8 (DEIR, page 3-14) and BIO-14 (DEIR, page 3-15) recommend that any future facility or infrastructure development should be designed and sited to avoid sensitive natural resources. Guideline BIO-6 (DEIR, page 3-14) recommends that surveys for potential special status plants should be conducted before any development, maintenance, heavy use activities or controlled burn activities occur. Guideline BIO-13 (DEIR, page 3-15) specifically recommends resource evaluations and consultations with federal and state agencies before implementation of actions that may affect known or potential habitat for special status species. In addition, Guidelines BIO-25 (DEIR, page 3-18), REC-1 (DEIR, page 3-22), REC-2 (DEIR, page 3-22), REC-3 (DEIR, page 3-23) and REC-5 (DEIR, page 3-23) assert the importance of managing public use to protect of the park's natural resources.
- B-2 The City of Pacific Grove recommends restrictions to new or replacement facility development within the forest-front zone and forest management practices. The comment is noted. The General Plan Guideline LU-2 (DEIR, page 3-8) requires consideration of impacts to sensitive habitat and special-status species such as the sensitive forest-front transition zone. As discussed in the response to Comment B-1 guidelines BIO-6 (DEIR, page 3-14), BIO-8 (DEIR, page 3-14), BIO-13 (DEIR, page 3-15) and BIO 14 (DEIR, page 3-15) recommend resource evaluation, agency consultations and avoidance when possible of sensitive habitat and special-status species locations. Guideline OVE-1 (DEIR, page 3-8) recommends DPR cooperation with the City of Pacific Grove and other appropriate agencies to protect park and local area resources. Guidelines BIO-1 (DEIR, pages 3-12 and 3-13), BIO-22 (DEIR, pages 3-17 and 3-18) and BIO-23 (DEIR, page 3-18) direct future DPR management to implement a resource management plan specifically for the park's forest resources.

- B-3 The City of Pacific Grove recommends delineation of parking areas and other actions to protect and restore native habitats on state-owned land west of Sunset Drive. The comment is noted. The recommendation for delineation of beach area parking and other actions will be considered as strategies for implementation of the guideline BIO-4 (DEIR, pages 3-13 and 3-14) to reduce non-native invasive plant species and guideline BIO-1 (DEIR, pages 3-12 and 3-1) to restore native species. The City of Pacific Grove's recommendations will also be considered during implementation of guidelines BIO-25 (DEIR, page 3-18), REC-1 (DEIR, page 3-22), REC-2 (DEIR, page 3-22), REC-3 (DEIR, page 3-23), and REC-5 (DEIR, page 3-23) for managing public use and protection of the park's natural resources.
- B-4 The City of Pacific Grove recommends the preservation and protection of Majella Slough from human intrusion. The comment is noted. The General Plan Guideline BIO-21 (DEIR, page 3-17) specifically addresses protection, maintenance and preservation of the Majella Creek riparian system.
- B-5 The City of Pacific Grove recommends evaluation of circulation and parking impacts on the surround roadway networks. The comment is noted. Potential changes to traffic circulation routes and parking facilities were evaluated at a program level of analysis in the Environmental Analysis chapter of the General Plan (DEIR, pages 4-49 to 4-53). Mitigation measures were identified including project-level evaluations if and when changes to circulation and parking are proposed.
- B-6 The City of Pacific Grove recommends evaluation of the compatibility between adjacent land use with the proposed future land uses planned for Asilomar State Beach and Conference Grounds. The comment is noted. The General Plan's potential land use effects were evaluated at a program level of analysis in the Environmental Analysis chapter of the General Plan (DEIR, page 4-42 and page 4-65). Mitigation measures, including project-level evaluations if and when changes to land uses within Asilomar State Beach and Conference Grounds are proposed, were identified.
- B-7 The City of Pacific Grove recommends inclusion of goals and policies for the preservation and protection of historic structures on Asilomar State Beach and Conference Grounds. The comment is noted. The Historic Resources Goal and Guidelines CUL-1 (DEIR, page 3-19) through CUL-13 (DEIR, page 3-21) provide management direction for ensuring the future preservation, enhancement and restoration of the existing Asilomar Conference Grounds Historic Landscape including its historic buildings and structures.

- B-8 The City of Pacific Grove recommends that the Asilomar State Beach and Conference Grounds General Plan develop consistency with the Pacific Grove General Plan and its land use designations and prescribed floor area ratios for the park. The comment is noted. The Pacific Grove General Plan and its land use designation for the park are recognized as a planning influence for the General Plan (DEIR, pages 2-61 to 2-62). Guideline LU-1 (DEIR page 3-8) recommends that future park management follow all relevant laws and regulations as appropriate.
- B-9 The City of Pacific Grove recommends a collaborative joint effort with DPR to address coastal erosion impacts affect Sunset Drive. The comment is noted. The General Plan Guidelines OVE-1 (DEIR, page 3-8) and GEO-4 (DEIR, page 3-11) specifically recommend cooperation between DPR and the City of Pacific Grove to manage coastal erosion along Sunset Drive.

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863



April 29, 2004

Mr. Terry Lee
Project Coordinator
California Department of Parks and Recreation
Central Service Center
21 Lower Ragsdale Road
Monterey, CA 93940

Subject: Asilomar State Beach & Conference Grounds General Plan and Draft Environmental Impact Report, January 2004, Coastal Commission Staff Comments

Dear Mr. Lee:

Thank you for the opportunity to review and comment on the California Department of Parks and Recreation (Department) Asilomar State Beach & Conference Grounds Preliminary General Plan and Draft Environmental Impact Report (Plan), January 2004. Due to staffing constraints we were unable to meet the submittal date and appreciate the Department's willingness to consider our general comments.

We would like to acknowledge the significant and high quality work that the Department has accomplished in the development of the Plan. Our understanding of the document is that the 2004 Preliminary General Plan and EIR is a program level plan. As a first tier of planning for the park, the Plan is a framework that sets overall goals for desired resource management, provisions for public use and overall park management, but does not specifically define or evaluate project level development. As such, the Plan acknowledges that additional CEQA review would be needed for project-specific development.

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Asilomar State Beach and Conference Grounds parklands are geographically located within the Local Coastal Program jurisdiction (uncertified) of Pacific Grove. However, until such time as the City has a certified local coastal program for the area, pursuant to the state's coastal management program under the Coastal Act of 1976, development activities at Asilomar State Beach park and Conference Grounds including construction of buildings, grading, paving, and activities that change the intensity of use of the land or public access to the coast will require review for coastal development permit requirements from the California Coastal Commission. Coastal Development Permits may be pursued on a case-by-case basis or the Department may wish to submit a Public Works Plan (PWP) under Section 30605 of the Coastal Act, which, if certified by the Coastal Commission, would allow DPR to undertake specific development projects in the PWP without further review by the Commission.

2

As noted above, because of staffing issues, we were unable to comment on the various resource issue areas of the General Plan / Draft EIR prior to closing of the formal comment period. However, staff did want to convey brief comments on the issue of development within

sensitive habitat areas since it is particularly relevant to future projects at Asilomar State Beach and Conference Grounds.

The Plan identified the northern foredune and central dune scrub areas as sensitive plant communities within Asilomar State Beach and Conference Grounds. With respect to management of this sensitive coastal dune habitat, the Commission endorses the preparation of a Dunes Management Plan as proposed in the General Plan/ Draft EIR document. Because coastal dunes are such an extremely limited environmental resource of statewide significance, and because they represent unique, sensitive habitat values, it has been the Coastal Commission's determination that *all* dunes are environmentally sensitive habitat. Even degraded dunes with introduced plant species, e.g., ice plant or those deformed/ disturbed by development or other activities are, nevertheless, environmentally sensitive habitat subject to protection under Coastal Act Public Resource Code Section 30240:

Section 30240 Environmentally sensitive habitat areas; adjacent developments

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

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With this in mind, the Department's Dune Management Plan should focus on restoration of the dune habitat and contemplate uses (development) that are resource dependent. Some examples of uses that have typically been considered resource dependent in dune habitats include low impact interpretive facilities, boardwalks, sand ladders, etc. Vehicular roads, parking lots, conference and lodging facilities, in general, do not qualify as coastal dependent uses.

Similarly, the General Plan / Draft EIR identified sensitive Monterey pine forest habitat within the developed area of the Conference Grounds. As noted, native stands of Monterey pine forest have an extremely limited range, persisting only in coastal areas along the central coast of California and a few other isolated occurrences worldwide. The Plan generally discusses the potential for redevelopment and realignment of the Conference Grounds facilities and roads to enhance the pedestrian experience, promote vehicular access, and address fragmentation of the existing Monterey pine habitat. As with the Dune Management Plan, the Commission endorses the preparation of a Forest Management Plan that emphasizes forest restoration and regeneration while also identifying mitigation measures and best management practices for new development to avoid and minimize further disruption of the identified Monterey pine and oak forest habitat. For instance, facilities expansion, replacement, or road realignment should be restricted to existing building envelopes in this area, tree replanting shall use specimens from the local genetic stock, and abandonment of roads or facilities should be restored to native habitat whenever possible. Preparation of the two recommended planning documents should further help the Department to address the resource concerns identified in the draft EIR in a manner that is consistent with Coastal Act section 30240, as well as refine the policies and

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standards for guiding development and redevelopment of the Park unit in the future. Commission staff looks forward to collaborating with the Department in the development of those more specific and detailed documents.

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Finally, other Coastal Act issue areas not addressed in this comment letter but nonetheless relevant to all potential development envisioned by the revised General Plan / Draft EIR are impacts to visual resources (aesthetics), hazards, public access, and water quality. The relevant Coastal Act policies include, but are not limited to, Sections: 30210 – 214 (public access), 30220 – 223 (recreation), 30231 (water quality), 30235 (shoreline structures), 30250 (development), 30251 (visual resources), and 30253 (hazards).

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Once again, the Commission acknowledges the high quality work that has gone into the preparation of the Asilomar State Beach and Conference Grounds General Plan and Draft EIR. We look forward to working with you on the continued development of this and other complementary planning documents for this unique coastal area. If you have any questions or need additional clarification, please feel free to call.

Regards,

Mike Watson
Coastal Planner
Central Coast District Office

C MIKE WATSON, CALIFORNIA COASTAL COMMISSION,
APRIL 29, 2004

Thank you for your comments on the Asilomar State Beach and Conference Grounds Preliminary General Plan and Draft Environmental Impact Report (DEIR). Please refer to General Responses to Commenters at the beginning of this chapter for additional information on the DEIR.

- C-1 The California Coastal Commission acknowledges the Asilomar State Beach and Conference Grounds General Plan and EIR and requests that additional CEQA review would be needed for project-specific development. As noted previously in the General Response to Commenters (DEIR, page 2-1) the General Plan is programmatic nature and the necessity of additional CEQA compliance for project specific development is noted on General Plan (DEIR, page 4-1).
- C-2 The California Coastal Commission indicates that development at the Asilomar State Beach and Conference Grounds would be subject to coastal development permit requirements. The California Coastal Commission's jurisdiction of Asilomar State Beach and Conference Grounds is noted in the General Plan (DEIR, page 2-56). DPR understands the role that the Monterey County's Local Coastal Plan (LCP) assumes in regards to the planning and the permitting of future developments in the coastal zone. The California Coastal Commission retains permit authority for areas not yet completely certified, areas of original permit jurisdiction (tide lands, submerged lands, public trust lands, etc.), and areas where a Public Works Plan has been approved by the Commission or where a Public Works Plan is approved by the Commission at a future date.

DPR will work with California Coastal Commission and Monterey County so that future Coastal Permit Applications or approval of a Public Works Plan can be handled efficiently. DPR would undergo area- and site-specific planning for implementation of General Plan elements and would perform further environmental review at a project level were necessary. DPR will further review the California Coastal Commission requirements and recommendations at that time. Development of a Public Works Plan may be considered by DPR at a later time, but is not included in the General Plan/EIR process.

- C-3 The California Coastal Commission states that all coastal dunes are environmentally sensitive habitat (including degraded dunes with introduced plant species) and as such as subject to protection under Coastal Act Public Resource Code Section 30240. The California Coastal

Commission also endorses the preparation of a Dunes Management Plan and resource dependant uses (development). This comment is noted and is consistent with potential uses and facilities discussed in DEIR Chapter 3, The Plan. The General Plan's Guideline BIO-1 (DEIR, pages 3-12 and 3-13) specifically recommends the preparation and implementation of a Dune Management Plan for the Asilomar State Beach and Conference Grounds. The Dune Management Plan will consider uses and development such as low impact interpretative facilities, boardwalks, sand ladders and other resource dependent facilities. New vehicular roads, parking lots, conference and lodging facilities which do not qualify as coastal dependant uses are not proposed for development in the northern foredune and central dune scrub areas by the General Plan.

- C-4 The California Coastal Commission endorses the preparation of a Forest Management Plan for Asilomar State Beach and Conference Grounds. The California Coastal Commission also recommends that mitigation measures and best practices should be followed for any future redevelopment to minimize further disruption of the identified Monterey pine and oak forest habitat. The comment is noted and consistent with the General Plan Guidelines BIO-22 (DEIR, pages 3-17 and 3-18), BIO-23 (DEIR, page 3-18) and BIO-24 (DEIR, page 3-18) which provide recommendations for protecting, maintaining and improving the health of the park's natural forest environment. The General Plan's Guideline BIO-1 (DEIR, pages 3-12 and 3-13) specifically recommends the preparation and implementation of a Forest Management Plan for the Asilomar State Beach and Conference Grounds.

The General Plan's Overall Unit Goal OVE-1 (DEIR, page 3-8) affirms DPR's intention and commitment to work cooperatively with appropriate agencies such as the California Coastal Commission in resource protection within the park and the local area. In addition, the Operations and Facilities Guideline OPS-1 (DEIR, page 3-24) in the General Plan also recommend reduction of the park's developed footprint when possible partly to help reduce forest fragmentation and also improve the longer term health of the forest.

In addition, planning of the park's resource protection management zone considered the natural, cultural, social, and physiographic resources of park areas, as well as physical connections such as existing roadways, and existing development/disturbance associated with the resource use. Site-specific planning and survey would be required to identify and recommend site design and use strategies to minimize disturbance of resources within the management zone, as well as appropriate mitigation.

- C-5 The California Coastal Commission identifies other Coastal Act policies that it considers relevant for future General Plan related development at Asilomar State Beach and Conference Grounds. The California Coastal Commission also states its willingness to collaborate with DPR in the future planning and environmental compliance process for the park. These comments are noted. The California Coastal Commission's jurisdiction of Asilomar State Beach and Conference Grounds is discussed in the comment response C-2 above.

CHAPTER 3

EIR TEXT REVISIONS AND STAFF DIRECTED CHANGES

INTRODUCTION

The following corrections and/or clarifications have been made to the Asilomar State Beach and Conference Grounds Preliminary General Plan and Draft Environmental Impact Report (DEIR) text. These corrections include: minor corrections made by the DEIR authors to improve writing clarity, grammar, and consistency; or staff directed text changes to update information presented in the DEIR. The text revisions are organized by the chapter and page number that appear in the DEIR. Text with “~~strikethrough~~” presented in this section indicates text that has been deleted from the EIR. Text that has been added to this EIR is presented as double underlined.

EIR TEXT REVISIONS

As a staff directed text change, the following text is added to the inside cover:

California State Parks Mission Statement

To provide for the health, inspiration and education of the people of California by helping to preserve the state’s extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation.

As a staff directed text change on page ES-4 of the Executive Summary, the following text is added to the penultimate sentence of the fifth paragraph:

Site-specific development within the management zone will be analyzed, designed, and implemented on a project specific basis.

As a staff directed text change on page 2-1, the second paragraph has been revised as follows:

The Asilomar Conference Grounds occupy approximately 45 acres of Asilomar State Beach and Conference Grounds property. Located in a prime scenic location, the Asilomar Conference Grounds include ~~347~~ 313

visitor rooms in 30 buildings, and over 50 conference or “break-out” rooms.

As a staff directed text change on page 2-1, the third paragraph has been revised as follows:

The William Penn Mott, Jr. Training Center is located within the East Woods complex and the south eastern area of the Asilomar State Beach and Conference Grounds. The training center provides statewide training for DPR staff and other state employees. It currently serves as DPR’s primary training facility for all types of training including Natural and Cultural Resources, Facilities, Interpretative and Education, Recreation, Administration and other types of management training. It also serves as DPR’s primary Law Enforcement / Public Safety Academy for State Park Peace Officers. The training center has adequate lodging and conference facilities for 60 people at a time.

As a staff directed text change on page 2-20, the second paragraph has been revised as follows:

Combined with the related Monterey pine-oak forest community, it is estimated that there are approximately 55 acres of this vegetation type within Asilomar State Beach and Conference Grounds. Approximately 30% (or 17 acres) within of the Monterey pine-oak forest ~~forest~~ at Asilomar State Beach and Conference Grounds is comprised of buildings, parking areas, roads and pathways.

As a staff directed text change on page 2-21, the sixth paragraph has been revised as follows:

The Monterey pine-oak forest at Asilomar State Beach and Conference Grounds is in a poor and declining health condition as a result of the advanced age of most of the trees, ~~acts of~~ forest fragmentation from development, root disturbance from past facility maintenance practices, ~~impacts and~~ pathogenic influences, predominantly infection by pitch canker. In addition, the aesthetic qualities of the forest have diminished as the health of the forest has declined.

As a staff directed text change on page 2-25, the first sentence of the second paragraph has been revised as follows:

Wildlife tolerant of urban settings occurs at Asilomar State Beach and Conference Grounds, and these populations can be quite diverse.

As a staff directed text change on page 2-34, the second to last sentence of the second paragraph has been revised as follows:

In 1996 Architectural Resources Group completed a Historic Structure Report on the Crocker Dining Hall and two years later Carey & Co. prepared Historic Structure Reports (HSRs) for Merrill Hall, Phoebe Apperson Hearst Social Hall, Viewpoint and the Chapel.

As a staff directed text change on page 2-34, the third paragraph has been deleted as follows:

~~Carey & Co. Architecture completed a Historic Structures Report (HSR) for the Phoebe Apperson Hearst Social Hall in 1998. The purpose of the HSR was to provide a comprehensive report on the history and existing condition of the Phoebe Apperson Hearst Social Hall and to make recommendations regarding its future treatment.~~

As a staff directed text change on page 2-35, the entry for the eighth row of Table 2-4 has been revised as follows:

19916 Director's Cottage (Pine Crest) 1927

As a staff directed text change on page 2-40, the second and third sentences of the fourth paragraph has been revised as follows:

Several of these were designed by renowned architect John Carl Warneke. ~~Warnecke designed building clusters at the Asilomar Conference Grounds including~~ Surf & Sand Group, the Corporation Yard, the Sea Galaxy Group, the Long Views Group, and the View Crescent Complex.

As a staff directed text change on page 2-40, the first sentence of the sixth paragraph has been revised as follows:

The overall health of the Monterey pine forest is currently in serious decline due to old age, forest fragmentation and disease, including pitch canker.

As a staff directed text change on page 2-45, the first paragraph has been revised as follows:

The William Penn Mott, Jr. Training Center is a DPR training Academy located in the East Woods complex of the Asilomar Conference Grounds. The facility provides statewide training for managers, rangers, technicians

and specialist support group staff and general DPR staff. In addition to serving as DPR's primary training/learning center for the above listed subject areas, the William Penn Mott Jr. Training Center current serves as DPR's primary Law Enforcement/Public Safety Academy. The law enforcement training can require dynamic activities, which are potentially incompatible with the otherwise serene setting visitors expect from their visit at Asilomar State Beach and Conference Grounds. The Spirit of Place initially established by Julia Morgan and followed by John Warneke was one of a "refuge by the sea," a retreat with a camp-like ambience where low-tech rustic aesthetic atmosphere harmonizes with the natural setting. The William Penn Mott, Jr. Training Center has adequate lodging and conference facilities for up to 60 individuals.

As a staff directed text change on page 2-46, the second paragraph has been revised as follows:

~~Access for disabled visitors does not comply with current standards or the regulations of the Americans with Disabilities Act (ADA) to every appropriate area of the park. The North Woods meeting rooms of Heather, Acacia and Toyon are generally not accessible to the physically challenged. Scripps and Heather meeting rooms are accessible to the physically challenged but their corresponding restrooms are not. The Fireside complex has the only three elevators, with service from the underground garage to both floors of Afterglow, Embers, and Hearth lodging. Plans are currently being prepared to improve accessibility and make the conference grounds ADA compliant. The ½ mile boardwalk in the sand dunes is Americans with Disabilities Act (ADA) accessible. The Asilomar State Beach and Conference Grounds offers accessible accommodations, meeting rooms, and transportation for persons with disabilities. The accessible facilities however, are limited and may not meet all the requirements and standards of the accessibility regulations of Title 24, California building Code. It is currently recommended that visitors call ahead to ensure their individual needs can be met. The conference grounds also has a boardwalk that travels through the sand dunes offering all visitors the opportunity to enjoy this truly unique experience.~~

As a staff directed text change on page 2-65, the second sentence of the first paragraph has been revised as follows:

Restored ecological areas without recreational access can also serve as buffers between the park and adjacent homes.

As a staff directed text change on page 2-65, the penultimate sentence of the second paragraph has been revised as follows:

Future facility planning and development should enhance the site's existing "rustic aesthetic" ~~and~~ character and ~~should~~ provide for a pedestrian campus as originally intended.

As a staff directed text change on page 3-9, Guideline LU-8 has been revised as follows:

To protect and enhance the outstanding natural values as associated with Asilomar's sand dunes, designate the main dunes system west of the conference grounds to Sunset Drive, approximately 24 acres, as a Natural Preserve.

As a staff directed text change on page 3-19, the second paragraph of the Guideline CUL-1 has been revised as follows:

The park should be managed in accordance with the following Federal standards as well as those outlined in the individual Historic Structure Reports already compiled and those that are to be prepared for all of the designated historic properties of Asilomar.

As a staff directed text change on page 3-22, Guideline AES-3 has been revised as follows:

Planning of future facilities and redevelopment should enhance the site's existing "rustic aesthetic" ~~and~~ character, reduce the developed footprint, and ~~should~~ provide for a pedestrian campus as originally intended.

As a staff directed text change on page 3-26, the last sentence of Guideline OPS-9 has been revised as follows:

In addition, replacement of the existing one-storey lodging at Forest Lodge with two-storey lodging units should also be considered while retaining Asilomar's existing lodging capacity (~~347~~ 313 rooms).

As a staff directed text change on page 3-26, Guideline OPS-10 has been revised as follows:

The current William Mott Jr. Training Center facilities located in the East Woods complex should be remodeled to improve the building's internal layout and to enhance and maximize the training experience, to ensure continual improvement with technological needs necessary to deliver such training. Such remodeling improvements will be to ensure a maximum

learning experience for employees and maximum organizational and support needs of staff. ~~Additional office and breakout space is needed within the building and access to the building for the disabled should be improved. If remodeling takes place, consideration should be given to the architect's design intent for the structure.~~

The suitability of continued future use of the facility as DPR's primary Law Enforcement and Public Safety Academy should also be evaluated and possible off-site relocation of the Academy considered.

As a staff directed text change on page 3-27, the first sentence of Guideline OPS-17 has been revised as follows:

Park management should place an emphasis on quality and efficiency for park maintenance and operation, and on screening maintenance yards and facilities from view.

As a staff directed text change on page 3-28, the following additional guideline has been added as follows:

OPS-20 DPR should explore ways to minimize the impacts from the dynamic training to the other attendees and the neighborhoods or evaluate opportunities to relocate the Law Enforcement/Public Safety Training Academy.

As a staff directed text change on page 3-28, the title of the section after OPS-19 has been revised as follows:

ACCESSIBILITY UNIVERSAL ACCESS

As a staff directed text change on page 3-28, the fifth paragraph has been revised as follows:

Goal: Provide universal access to park facilities such as buildings, restrooms, trails, parking, and routes of travel and other common use facilities including recreational opportunities ~~where feasible without harming or impacting the parks natural and cultural resources.~~

As a staff directed text change on page 3-29, the following guideline has been added as follows and renamed as ACC-3:

ACC-3 Asilomar has significant cultural, historic, and natural resources/facilities that all our visitors should have the opportunity to enjoy. This includes opportunities through self guided, guided, educational programs and interpretation offered at the site. Accessibility laws, regulations and guidelines.

the ADA and California Historic Building Code, work in conjunction with state and federal resource protection laws, to allow these opportunities to happen. Neither group of laws, regulations or guidelines holds precedence over the other, they work together to achieve the common goal of protecting the resources and providing access for all.

As a staff directed text change on page 3-29, the Guideline ACC-3 have been renamed ACC-4 as follows:

ACC-34

As a staff directed text change on page 3-29, the first two sentences of Guideline TRA-3 have been revised as follows:

Relocation of the existing Ssouthern entrance on Asilomar Avenue closer to Sunset Drive where it will access the Sea Galaxy parking area.
~~Improvement of the Southern access from the Sunset Drive and Asilomar Avenue entrance.~~

As a staff directed text change on page 3-29, guideline TRA-4 has been revised as follows:

Evaluation of an employee shuttle service to reduce parking demand at the park should be performed and implemented, if feasible.

As a staff directed text change on page 3-30, guideline TRA-9 has been revised as follows:

Reconfiguration of the Surf and Sand parking should also be considered, to increase wider landscape buffer areas between the parking lot and the adjacent buildings, particularly Pirates' Den.

As a staff directed text change on page 3-33, guideline INT-4 has been revised as follows:

The park's interpretative program should also reflect the flow of history emphasizing the growth and development that occurred during the YWCA period and also include the area's pre-history, early history, and more recent history.

As a staff directed text change on page 3-33, guideline INT-5 has been revised as follows:

The interpretative program at Asilomar State Beach and Conference Grounds should be used to inspire an interest and appreciation of its

cultural and natural histories, relating to the park's "aesthetics" that result from those histories.

As a staff directed text change on page 3-34, the fifth paragraph has been revised as follows:

1952 – Present. This is the period of State Park System acquisition and operating of the facilities by the City of Pacific Grove and the concessionaire. It is a period of slow, but important adoption of a preservationist attitude toward the structures, as well as the natural environment at Asilomar. This period includes restoration of the dunes and connected bluff, ~~both~~ the decline of the Monterey pine forest, and the designation of the Monterey Bay National Marine Sanctuary in 1992.

As a staff directed text change on page 3-37, the last sentence of the first paragraph has been revised as follows:

Signage should not impact the cultural landscape of the park or detract from the park's scenic beauty.

As a staff directed text change on page 3-37, the last sentence of the second paragraph has been revised as follows:

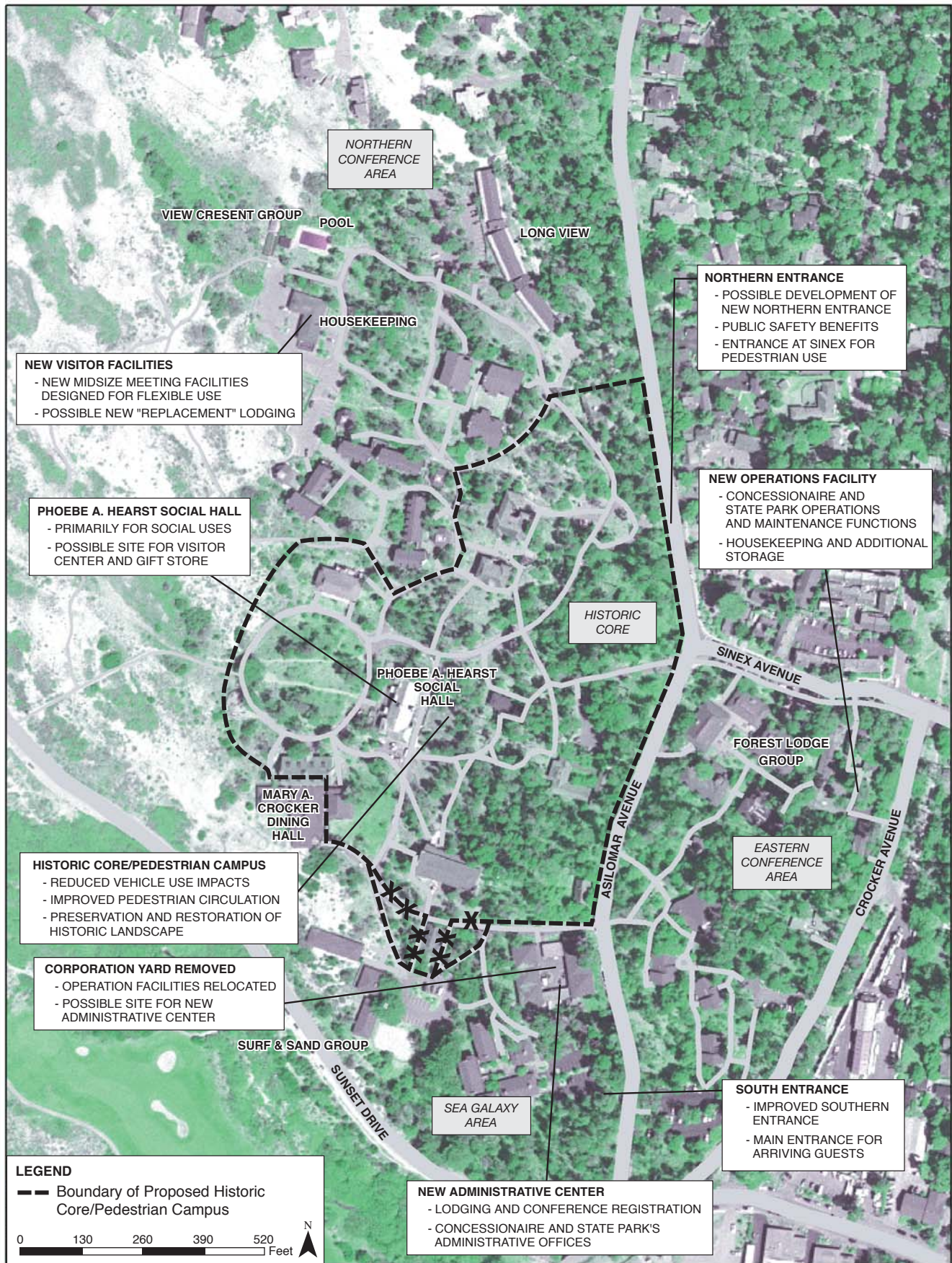
The planned future location of the ranger office ~~contact station~~ within a new visitor registration and administrative facility would also provide an opportunity for visitors to obtain interpretative and other visitor information that they might need to improve the quality of their understanding and park experience.

As a staff directed text change on page 3-44, Figure 3-1 has been revised as follows:

The boundary for the historic core / pedestrian campus has been extended from the surround of Pirate's den to the adjoining roadway as shown in the revised Figure 3-1 below.

As a staff directed text change on page 3-45, the last sentence of the third paragraph has been revised as follows:

An alternate vehicle entrance would assist in reducing vehicle traffic within the historic core and could enable the current main park entrance at Asilomar Avenue's intersection with Sinex Avenue to become predominantly a pedestrian entrance.



SOURCE: Environmental Science Associates 2003.

Asilomar State Beach and Conference Grounds Draft GP / EIR / 202319 ■

Figure 3-1
Principal Potential Facility
Changes by Management Area

As a staff directed text change on page 3-45, the last paragraph has been revised as follows:

~~The existing parking facilities at Surf and Sand may be expanded and/or~~
~~u~~Underground parking may be developed to accommodate the park's additional
or replacement parking needs, as part of development of a new administration
facility at the present Corporation Yard area.

As a staff directed text change on page 3-46, the first paragraph has been revised as follows:

The Corporation Yard site could be reused for a proposed new administrative facility that would consolidate future visitor registration, conference registration and administrative offices (both for the concessionaire and DPR) at one location. The new Administrative Center would be ~~both~~ the primary visitor information point. By locating the visitor registration away from the historic core, arriving visitors would no longer drive into the historic core area. In conjunction with circulation and signage improvements associated with a new park entrance near the intersection of ~~southern~~ Sunset Drive and Asilomar Avenue, this relocation would increase visitor's convenience and sense of arrival to the park.

As a staff directed text change on page 3-46, the first sentence of the third paragraph has been revised as follows:

The major facility change proposed for this area by the General Plan would be removal of some or all of the current Forest Lodge accommodations and meeting room facilities and development of the new Operations and Maintenance Complex.

As a staff directed text change on page 3-46, the first two sentence of the fourth paragraph has been revised as follows:

In addition, once new administrative and maintenance facilities for DPR are completed, the current DPR Offices could be either adaptively reused or removed. If the building was ~~were~~ removed, the area could be restored to natural ~~vegetation and forest~~, or, if reused, allow for state park housing or additional guest lodging.

As a staff directed text change on page 3-46, the second sentence of the sixth paragraph has been revised as follows:

Under the General Plan, the current housekeeping operations could be relocated into the new operations and maintenance complex that may be developed at the Fireside Forest Lodge Group.

As a staff directed text change on page 4-8, the first sentence of the fourth paragraph has been revised as follows:

The possible consolidation of DPR's administrative and the concessionaire's office in the proposed new administrative facility could improve management and cooperation between DPR and the concessionaire, and public access to DPR staff would be greatly enhanced.

As a staff directed text change on page 4-13, the following addition has been made before the first paragraph:

- Screen and restore disturbed areas with an appropriate mix of native vegetation species.
- Reduce the existing developed footprint and expand the forest, if possible.

As a staff directed text change on page 4-49, the last sentence on the page has been revised as follows:

- Cause an increase in traffic which is substantial in relation to the existing traffic load or ~~and~~ capacity of the street system;

As a staff directed text change on page 4-56, the third from last sentence on the page has been revised as follows:

Degradation of cultural and natural ~~historic~~ resources would also continue.

As a staff directed text change, the following omitted supplementary materials are added to page D-2 of Appendix D:

Asilomar General Plan

Public Meeting Issues

March 22, 2001

- Consider **ENHANCING** the historic feel, not just protect or restore (to 1920s) Refuge by the Sea
- CDF Training needs must be addressed: classroom and office space. Desire to keep CDF function in current building
- How will we work with Coastal Commission? RE: circulation impacts to Pacific Grove
- Remove parked cars from Asilomar Blvd. Return to "Park-like" setting
- Need Review of Staff Parking
- Too many signs: Reduce numbers
- Facility Change: concern over too many "improvements" such as telephones, televisions, which would harm "refuge" qualities.
- Concern over health of deer and raccoons. Asilomar is their last refuge.
- Visual impacts regarding Spanish Bay. Work more with permitting agencies to reduce visual impacts on surrounding lands.
- Do not allow Delaware North's financial needs to become the driving force behind this general plan. Historic concerns should be primary.

Following from letter received:

- Do not expand pool area: too much noise
- Fire Safety issue along fence near "pagoda" house. Wants 40-foot clearance
- Opposed to additional lighting that would be visible from his house
- Opposed to additional fencing, but would support replacement of cyclone/rusted barbed wire with appropriate wood design
- Beginning to look overdeveloped with too many signs, fences and boardwalks.

NOTICE OF PREPARATION

ASILOMAR STATE BEACH AND CONFERENCE GROUNDS

GENERAL PLAN/DRAFT ENVIRONMENTAL IMPACT REPORT

The California Department of Parks and Recreation is preparing a General Plan/ Draft Environmental Impact Report for Asilomar State Beach and Conference Grounds. Although a general plan dated March 1983 exists, a new plan is being developed to meet the current needs of the public. The Department of Parks and Recreation is the lead agency pursuant to the California Environmental Quality Act and pursuant to Section 15082 (CCR) of the State EIR guidelines and has prepared this Notice of Preparation. A previous Notice of Preparation for a General Plan amendment was issued on May 24, 1993 and a public scoping meeting was held on March 22nd 2001.

Your agency's comments are requested in connection with the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering a permit or other approval for the project.

The project location, description, possible environmental impacts, and map are attached.

Your response must be sent to the address below not later than thirty (30) days after the receipt of this notice. We would appreciate the name of a contact person in your agency. If you have any questions, please call or write to:

Terry Lee, ASLA
Central Service Center
Department of Parks and Recreation
21 Lower Ragsdale Drive
Monterey, CA. 93940
(831) 657-6349

NOTICE OF PREPARATION

The California Department of Parks and Recreation is the Lead Agency under the requirements of the California Environmental Quality Act and is considering the preparation of a program level (first tier) environmental document for the project identified below.

PROJECT TITLE:

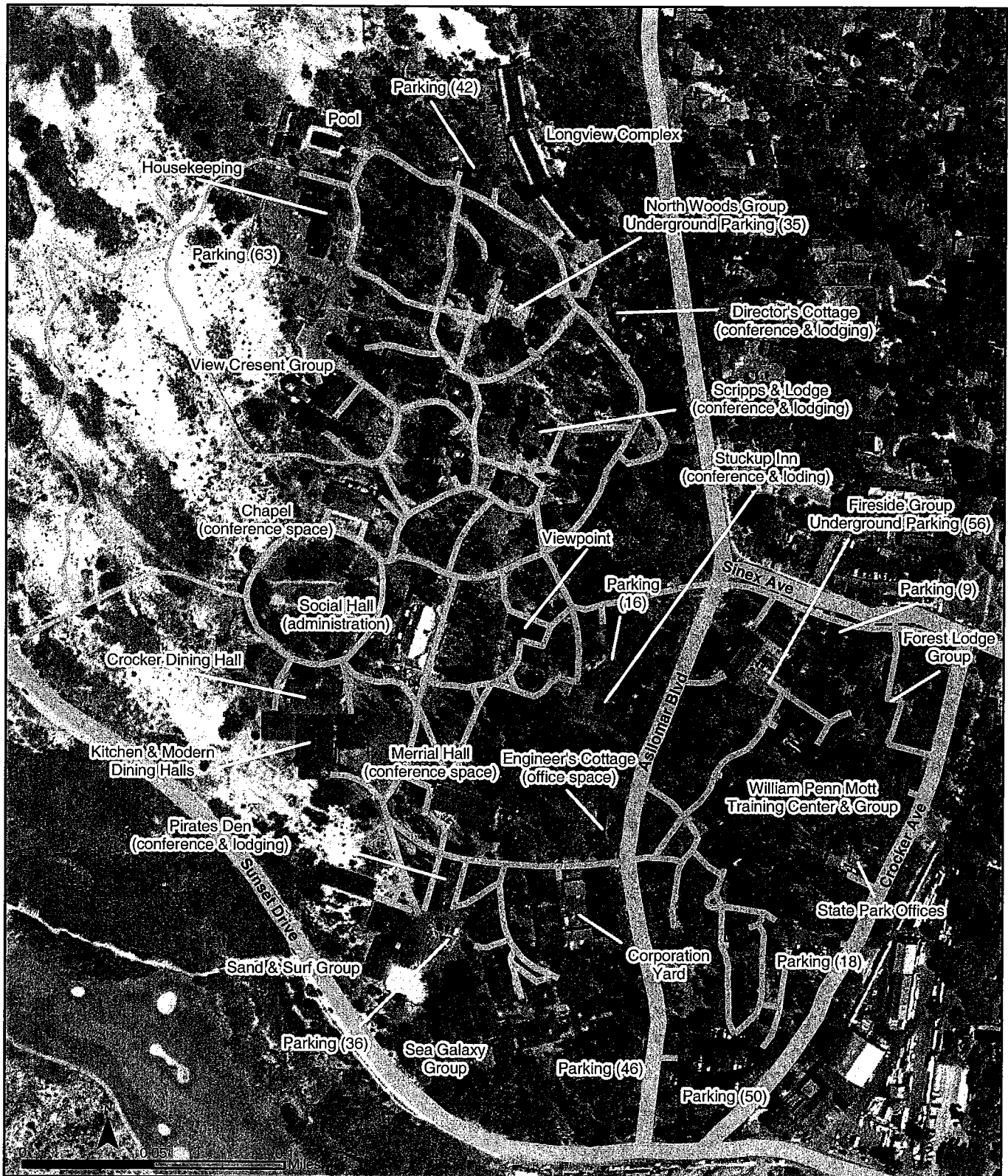
Asilomar State Beach and Conference Grounds
General Plan/Draft Environmental Impact Report

PROJECT LOCATION:

Asilomar State Beach and Conference Grounds is located on the western extremity of the Monterey Peninsula within the City of Pacific Grove (see Figure 1). The State Beach fronts about one mile of open shoreline and occupies 108 acres of scenic forest and sand dunes. Approximately 65 of the unit's acres are undergoing dune restoration to reestablish the natural biotic community. Fences, boardwalks and trails have been established in the dunes along the shoreline to protect the restored plant communities, reduce erosion and trampling and to provide public access.

The Asilomar Conference Grounds is an internationally renowned and historically important conference center known for its beauty and the tranquility of its setting. The center is a complex of meeting halls, dining facilities, and guest rooms situated on approximately 60 acres.

Scenic Coast State Highway 1 provides year-round road access to the Monterey Peninsula from the north and south. State Highways 68 and 152 connect to the coast route from the major arterials of State Route 101 and Interstate 5 inland. The City of San Francisco is 185 miles to the north, while Los Angeles is 390 miles to the south. From Highway 1, Asilomar is accessed either via State Route 68 to Asilomar Avenue, or by Ocean View Boulevard west and south along the coast from Cannery Row in Monterey. Air connections to major metropolitan areas are available from nearby Monterey Peninsula Airport.



SOURCE: California Department of Parks and Recreation, 2003;
Environmental Science Associates, 2003.

Asilomar State Beach and Conference Grounds Draft GP/EIR / 202319 ■

Figure 1
Existing Facilities

PROJECT DESCRIPTION:

The General Plan will provide a long-term outline and guidelines for future proposed facilities, land use, resource policies, management, operation, interpretation, and concession operations at Asilomar State Beach and Conference Grounds. Specific development proposals or management plans are not part of the General Plan. This Draft General Plan includes an environmental analysis as the first tier of a tiered environmental impact report. Future implementation of General Plan proposals could occur in phases as funding becomes available, and these proposals will be subject to additional (tiered) environmental review as appropriate.

The General Plan will be based upon the park's classification, Declaration of Purpose, and Vision, which will provide a context and direction for future park management and site specific planning and development. The plan will consider project alternatives and will recommend further studies for future actions.

The General Plan will develop park-wide goals and guidelines and could also call for the preparation of management plans covering subjects such as historic resources, parking, transportation, and access, natural resources, park recreation, interpretation, trails, regional influences, and carrying capacity.

The following are some of the primary planning issues anticipated in this process:

Transportation, circulation, and parking. Opportunities exist to reduce traffic impacts on park values and adjacent neighborhoods through redesign and relocation of park structures, entrances, trails, circulation, and parking.

Park interpretive and educational resources, programs, and facilities. Opportunities exist to enhance the park's interpretive and educational programs and facilities, particularly related to historic resources, and the history of the conference center.

Regional influences and parks relationship with surrounding areas. Opportunities exist for enhancing and providing additional beach access to accommodate the increasing public use.

Growing demand for recreational opportunities and visitor experiences. The State and the Monterey Bay Area region continue to see a growing demand for recreational opportunities. The plan will address opportunities for appropriate visitor facilities, that may require the removal and relocation of existing facilities and structures while maintaining the existing building to open space ratio. The plan will address the need to continue and maintain the visitor experience while maintaining the stewardship of the unit's cultural, ecological, and biological resources.

Visitor use impacts on resources. The General Plan will evaluate the impacts of actions identified in the plan and visitor use on resources, including the historic nature of the conference center and natural resources of the beach.

POSSIBLE ENVIRONMENTAL IMPACTS:

If the guidelines and proposals made by the General Plan were implemented, there could be potential adverse impacts to soils; water resources and quality; vegetation, wildlife, and wildlife habitat; cultural resources; aesthetics resources; and traffic circulation. Potential redevelopment of facilities could affect air quality, noise, and hazards and hazardous materials. If the guidelines and proposals made by the General Plan were implemented, there could be potential adverse cumulative impacts.

DEPARTMENT OF PARKS AND RECREATION CONTACT PERSON:

Terry Lee, ASLA
Central Service Center
Department of Parks and Recreation
21 Lower Ragsdale Drive
Monterey, CA. 93940
(831) 657-6349

STATE OF CALIFORNIAGray Davis, Governor**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 853-4082
Fax (916) 857-5390
Web Site www.nahc.ca.gov



January 7, 2003

Dean Martorana
ESA
8950 Cal Center Drive, Suite 300
Sacramento, CA 95826

Sent by Fax: 916-564-4501
No of Pages: 3

RE: Proposed Asilomar State Beach and Conference Grounds, Monterey County.

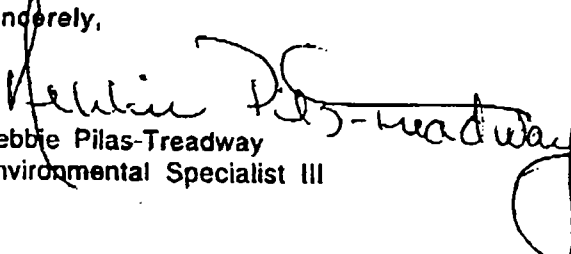
Dear Mr. Martorana:

A record search of the sacred lands file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend other with specific knowledge. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-4038.

Sincerely,


Debbie Pilas-Treadway
Environmental Specialist III

NATIVE AMERICAN CONTACTS
Monterey County
January 7, 2003

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Ohlone/Costanoa

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Ohlone/Costanoa

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Ohlone/Costanoan
Northern Valley Yokut
Bay Miwok

Amah/Mutsun Tribal Band
Michelle Zimmer
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San Jose , CA 95130
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Ohlone/Costanoa

Ella Rodriguez
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Salinas , CA 93902
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Ohlone/Costanoan
Esselen

Amah/Mutsun Tribal Band
Irene Zwielerin, Chairperson
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(650) 851-7489 - Fax
(408) 364-1393 - Cell

Ohlone/Costanoa

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regards to the cultural assessment for the proposed Asilomar State Beach and Conference Grounds , Monterey County.

NATIVE AMERICAN CONTACTS
Monterey County
January 7, 2003

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This list is current only as of the date of this document.

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This list is only applicable for contacting local Native Americans with regards to the cultural assessment for the proposed Asilomar State Beach and Conference Grounds , Monterey County.

JON M. BIGGS
COMMUNITY DEVELOPMENT DIRECTOR



**CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT**

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190
FAX (831) 648-3184

BUILDING INSPECTION
(831) 648-3183
HOUSING PROGRAM
(831) 648-3190
PLANNING/ZONING
(831) 648-3190

October 22, 2003

Mr. Terry Lee, ASLA
Central Service Center
Department of Parks and Recreation
21 Lower Ragsdale Drive
Monterey, CA 93940

Dear Mr. Lee,

We appreciate the opportunity to provide input as to the scope and content of the new General Plan and associated Environmental Impact Report for Asilomar State Beach and Conference Grounds. The Pacific Grove Land Use Plan of the Local Coastal Program contains a number of recommendations related to the development of a General Plan for the Asilomar State Beach and Conference Grounds. Following is a list of those recommendations for consideration through development of the General Plan and its environmental evaluation:

- Implement a dune restoration program, including restricting public access, in the northern portion of the Conference Grounds to protect the habitat of rare and endangered dune plants as identified on the Habitat Sensitivity Map (copy enclosed).
- Undertake dune stabilization programs on the central and southern dunes, including planting of native vegetation, and direct human recreation to well-defined areas.
- Expansion or replacement of facilities in the sensitive forest-front transition zone adjacent to the sand dunes shall be restricted to the existing building envelopes or shall take place outside of the forest-front zone.
- The native forest of Asilomar should be studied and where necessary maintained through planting of nursery stock grown from site-specific Asilomar stock.
- On state-owned land west of Sunset drive, parking areas should be delineated to reduce habitat damage by vehicles; dunes areas should be monitored and native plants restored and, if necessary, protected with barriers; iceplant allowed to die back where scale infested; and trails designated, with wire fencing installed where necessary to protect habitats.

- The Majella Slough, on State Property south of Sunset Drive, should be preserved and protected from human intrusion.

In addition to those recommendations of the Pacific Grove Land Use Plan, the following should also be considered in development of the General Plan and its environmental evaluation:

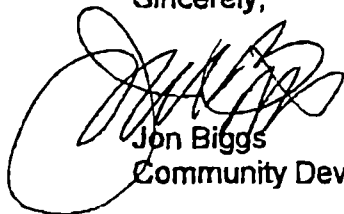
- Changes to circulation routes and parking facilities should be evaluated for impacts on surrounding road networks. Any goals, policies, or programs that close or reroute public ways should be evaluated against and made compatible with the goals, policies, and programs of the Pacific Grove General Plan related to the same.
- Evaluate land uses contemplated within the Asilomar State Beach and Conference grounds for their compatibility with adjacent land uses in Pacific Grove.
- Include goals and policies that provide for the preservation and protection of historic structures on Asilomar State Beach and Conference Grounds.
- Develop consistency with the Land Use Chapter of the Pacific Grove General Plan, which designates the Asilomar conference grounds as Open Space Institutional Land (OSI) and provides that the floor area ratio for the site should not exceed 0.2.

We look forward to continued coordination and cooperation with the Asilomar State Beach and Conference Grounds during its preparation of the new general plan. Further information regarding the new general plan can be sent to my attention at the following address:

Jon Biggs, Community Development Director
City of Pacific Grove, Community Development Department
300 Forest Avenue
Pacific Grove, CA 93950

Please contact me if you need additional information. I can be reached by phone at (831) 648-3190.

Sincerely,



Jon Biggs
Community Development Director

C: City Council
City Manager
Planning Commission